

**Wake Forest
Planning Board Agenda
September 6, 2005**

NOTICE

For people with impaired hearing: Special equipment is available at Town Hall during the meetings with prior notice of the meeting time. Please call Town Clerk Joyce Wilson at 554-6190.

CABLECAST OF JOINT PUBLIC HEARINGS AND PLANNING BOARD MEETINGS

All Joint Public Hearings and Planning Board Meetings are cablecast on Time Warner Cable Community Channel 10 beginning at 7:30 p.m.

The agenda is available on the official Town of Wake Forest Website: www.wakeforestnc.gov by 12 Noon on Thursday prior to the Joint Public Hearings and Planning Board meeting on the first Tuesday. Citizens may request copies of the agenda or agenda items by calling the Town Clerk's Office at 554-6190. Questions concerning the agenda items should be directed to Town Clerk Joyce Wilson at 919-554-6190.

When an agenda item is denoted as a Public Hearing, persons attending shall be permitted to address the Planning Board and Board of Commissioners regarding the item under consideration with those speaking in favor first and those against speaking second. Proponents and opponents shall each be given five (5) minutes of time to speak and may choose to allow one (1) speaker to utilize the time. In the event either proponent(s) or opponent(s) have not designated a speaker to represent the view, each speaker will be allowed five (5) minutes each to express his/her comments, ideas, concerns, expressions, and desires.

7:30 p.m. Planning Board Meeting Begins

1. Joint Public Hearings with Board of Commissioners

- A. **Case ZA-05-05:** Consideration of an amendment to the Wake Forest Zoning Ordinance amending Article V. District Regulations, inserting Renaissance Area District Regulations in lieu of Sections 19, 20, 21 & 22, adding Appearance Standards to Article VI. Section 9. and various other amendments for the purpose of implementing the Renaissance Plan for the Heart of Wake Forest. (Attachment 1.A.)

(Continued from August 2, 2005 Meeting)

- B. **Case RZ-05-16:** A request filed by the Town of Wake Forest to rezone property from CBD, Central Business District, HCBD, Historic Central Business District, RD, Rural Holding District, R-15, Residential-15 District & R-10, Residential-10 District to RA-H, RA-UC, & RA-C, Renaissance Area Historic Core, Urban Center & Campus Districts in the Renaissance Area and to rezone property from CBD, Central Business District to other Wake Forest Zoning Districts outside of the Renaissance Area. (Attachment 1.B.) **(Continued from August 2, 2005 Meeting)**

Note: Attached is a letter from Crowley & Associates, Inc. for Avondale Phase III property to be rezoned to R-5, Residential-5 District as a part of the Renaissance Zoning.

- C. **Case RZ-98-11A:** A request filed Steven M. Rice, Rice and Associates, to amend the Conditional Use Permit and Master Plan for Shearon Farms located at the 2500 block of Burlington Mills Road, being Tax PIN 1738-58-2536. (Attachment 1.C.)
- D. Consideration of the proposed Parks and Recreation Master Plan for the Town of Wake Forest, North Carolina. (Attachment 1.D.)

2. Regular Business:

- A. Approval of minutes of the August 2, 2005 meeting. (Attachment 2.A.)

3. New Business

- A. Consideration of public hearing items.
- B. Development Plan Review: Eckerd (Attachment 3.B.)
Site Plan Review: Richland Hills Office Site (Attachment 3.C.)

4. Old Business.

- A. Request of extension of SU-04-02E. (Attachment 4.A.)

5. Adjournment.